026.A	0006	0016.0	1 of 1	Condominium
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	863,000	/	863,000
USE VALUE:	863,000	/	863,000
ASSESSED:	863,000	/	863,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		WALDO RD, ARLINGTON

OWNERSHIP

Unit #: 16

Owner 1:	FAUST ANN MARIE ELIZABETH &
Owner 2:	MACDONALD JOHN DOUGLAS
Owner 3:	
Street 1:	16 WALDO RD UNIT 16
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	IRWIN STEPHEN J & CATHRYN -
Owner 2:	-
Street 1:	16 WALDO RD UNIT 16
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 2010, having primarily Vinyl Exterior and 2354 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	863,000			863,000
Total Card	0.000	863,000			863,000
Total Parcel	0.000	863,000			863,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 366.61 | /Parcel: 366.6

Legal Description

User Acct	GIS Ref	GIS Ref	Insp Date
313234			05/17/18

Entered Lot Size
Total Land:
Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 026.A-0006-0016.0

!15877!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	847,600	0	.		847,600	847,600	Year End Roll	12/18/2019
2019	102	FV	826,800	0	.		826,800	826,800	Year End Roll	1/3/2019
2018	102	FV	752,000	0	.		752,000	752,000	Year End Roll	12/20/2017
2017	102	FV	674,000	0	.		674,000	674,000	Year End Roll	1/3/2017
2016	102	FV	671,900	0	.		671,900	671,900	Year End	1/4/2016
2015	102	FV	513,200	0	.		513,200	513,200	Year End Roll	12/11/2014
2014	102	FV	488,400	0	.		488,400	488,400	Year End Roll	12/16/2013
2013	102	FV	504,100	0	.		504,100	504,100		12/13/2012

PRINT

Date	Time
12/11/20	05:32:57

LAST REV

Date	Time
05/17/18	09:05:42

danam

USER DEFINED

Prior Id # 1:	17975
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 15877

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
IRWIN STEPHEN J	63841-360		6/30/2014		726,000	No	No		
LOMBARDI KEITH	56464-451		2/14/2011		574,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
5/17/2018	Measured	DGM	D Mann
9/24/2013	Info Fm Plan	BR	B Rossignol
1/27/2012	NEW CONDO	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	8243																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc:	CND	Total:		Spl Credit		Total:	

EXTERIOR INFORMATION

Type:	8 - Condo TnHs.
Sty Ht:	2T - 2 & 3/4 Sty
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	TAN
View / Desir:	

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	2010	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	%		
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	M - Multi-Level
% Own:	50.000000000
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	2.7	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	2.7	%

CALC SUMMARY

Basic $ / SQ:	245.00
Size Adj.:	0.75488532
Const Adj.:	0.99989998
Adj $ / SQ:	184.928
Other Features:	62324
Grade Factor:	1.33
NBHD Inf:	1.34000003
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	886904
Depreciation:	23946
Depreciated Total:	862957

COMMENTS

GLA=2354 SFT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3			Baths: 2				HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	329.58
Special Features:	0	Val/Su Net:	366.61
Final Total:	863000	Val/Su SzAd	366.61

SKETCH

UnSketched SubAreas:
GLA: 2354,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	2,354	184.930	435,321

Net Sketched Area:	2,354			Total:	435,321
Size Ad	2354	Gross Are	2354	FinArea	2354

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

026.A-0006-0016.0

IMAGE

AssessPro Patriot Properties, Inc